

CITY COUNCIL  
ATLANTA, GEORGIA

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-03-26  
4-7-03

03-0-0688

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1065 Mount Paran Road, N.W.** be changed from the **R-2 (Single-Family Residential)** District, to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **161 & 178** of the **17<sup>th</sup>** District, **Fulton** County, Georgia., being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19, entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

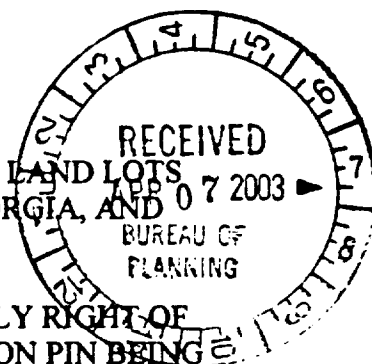
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

F-2

2-03-26

# LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 161 AND 178 OF THE 17<sup>TH</sup> DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



BEGINNING AT AN IRON PIN FOUND ON THE NORTHWESTERLY RIGHT OF WAY OF MT. PARAN ROAD (50-FOOT RIGHT OF WAY) SAID IRON PIN BEING LOCATED 877.1 FEET EASTERLY AND NORTHEASTERLY AS MEASURED ALONG THE NORTHERLY AND NORTHWESTERLY RIGHT OF WAY OF MT. PARAN ROAD FROM THE INTERSECTION FORMED BY THE NORTHERLY RIGHT OF WAY OF MT. PARAN ROAD AND THE NORTHEASTERLY RIGHT OF WAY OF MT. PARAN PARKWAY; RUNNING THENCE NORTH 72 DEGREES 12 MINUTES 01 SECONDS WEST 233.75 FEET TO AN IRON PIN PLACED; RUNNING THENCE SOUTH 76 DEGREES 24 MINUTES 30 SECONDS WEST 110.00 FEET TO AN IRON PIN PLACED ON THE LINE DIVIDING SAID LAND LOTS 161 AND 178; RUNNING THENCE NORTH 89 DEGREES 29 MINUTES AND 35 SECONDS WEST 79.92 FEET TO AN IRON PIN FOUND; RUNNING THENCE NORTH 00 DEGREES 21 MINUTES 55 SECONDS WEST 397.18 FEET TO AN IRON PIN FOUND; RUNNING THENCE NORTH 89 DEGREES 24 MINUTES 48 SECONDS EAST 79.79 FEET TO AN IRON PIN FOUND; RUNNING THENCE SOUTH 00 DEGREES 40 MINUTES 41 SECONDS EAST ALONG THE LINE DIVIDING SAID LAND LOTS 161 AND 178 A DISTANCE OF 69.38 FEET TO AN IRON PIN FOUND; RUNNING THENCE NORTH 85 DEGREES 47 MINUTES 50 SECONDS EAST 178.32 FEET TO AN IRON PIN FOUND; RUNNING THENCE SOUTH 04 DEGREES 09 MINUTES 36 SECONDS EAST 109.70 FEET TO AN IRON PIN FOUND; RUNNING THENCE SOUTH 57 DEGREES 24 MINUTES 00 SECONDS EAST 285.06 FEET TO AN IRON PIN FOUND; RUNNING THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT OF WAY OF MT. PARAN ROAD AND FOLLOWING THE CURVATURE THEREOF AN ARC DISTANCE OF 160.32 FEET TO THE IRON PIN FOUND AT THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS 1065 MT. PARAN ROAD ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN THE CITY OF ATLANTA; AND BEING MORE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY PREPARED FOR ROBERT J. EDMONDS AND BRIDGET M. EDMONDS BY J. A. EVANS, JR., R.L.S., DATED 05/19/95.